| 019.0 | 0003 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,143,500 | / | 1,143,500 |
| USE VALUE: | 1,143,500 | / | 1,143,500 |
| ASSESSED: | 1,143,500 | / | 1,143,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 103 | | SPY POND PKWY, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DUBLIN MAX & ADDIE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 103 SPY POND PARKWAY |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MACKEY GORDON T - |
| Owner 2: | MACKEY DONNA - |
| Street 1: | 103 SPY POND PARKWAY |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 2302 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6151.000 | 629,600 | | 513,900 | 1,143,500 |
| Total Card | 0.141 | 629,600 | | 513,900 | 1,143,500 |
| Total Parcel | 0.141 | 629,600 | | 513,900 | 1,143,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.74 | /Parcel: 496.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13915
GIS Ref:
GIS Ref:
Insp Date: 12/07/17

!1639!

## PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 627,700 | 0 | 6,151. | 513,900 | 1,141,600 | 1,141,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 455,600 | 0 | 6,151. | 665,000 | 1,120,600 | 1,120,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 455,600 | 0 | 6,151. | 423,200 | 878,800 | 878,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 455,600 | 0 | 6,151. | 386,900 | 842,500 | 842,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 455,600 | 0 | 6,151. | 314,400 | 770,000 | 770,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 431,400 | 0 | 6,151. | 314,400 | 745,800 | 745,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 431,400 | 0 | 6,151. | 286,500 | 717,900 | 717,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 431,400 | 0 | 6,151. | 272,600 | 704,000 | 704,000 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:12:51 |

## LAST REV

| Date | Time |
|---|---|
| 07/23/19 | 10:58:11 |

danam

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1639

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MACKEY GORDON T | 1402-33 | | 7/8/2011 | | 727,000 | No | No | | |
| HILL BRUCE | 1175-196 | | 8/18/1997 | | 318,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 13915 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/7/2019 | 306 | Heat App | 13,500 | C | | | | |
| 1/17/2019 | 76 | Renovate | 86,698 | C | | | | |
| 3/4/2016 | 237 | Solar Pa | 3,780 | | | | | |
| 12/14/2011 | 1846 | Add Bath | 5,000 | | | | | ADD BMT BATH |
| 8/19/2003 | 737 | Addition | 168,700 | | | G6 | GR FY06 | |
| 5/7/1993 | 156 | | 8,000 | | | | | ADD 8X15 |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2017 | MEAS&NOTICE | BS | Barbara S |
| 6/27/2012 | Measured | JBS | JOHN S |
| 6/7/2012 | Info Fm Prmt | BR | B Rossignol |
| 10/8/2011 | MLS | EMK | Ellen K |
| 2/2/2009 | Meas/Inspect | 294 | PATRIOT |
| 9/28/1999 | Mailer Sent | | |
| 9/28/1999 | Measured | 263 | PATRIOT |
| 8/24/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6151 | | Sq. Ft. | Site | | 0 | 85. | 0.98 | 2 | | | | | | | | | 513,853 | | | | | | 513,900 | |

Total AC/HA: 0.14121 | Total SF/SM: 6151 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 513,853 | Spl Credit | Total: 513,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | E - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.22251904 |
| Const Adj.: | 1.15202570 |
| Adj $ / SQ: | 190.130 |
| Other Features: | 131308 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 659965 |
| Depreciation: | 30358 |
| Depreciated Total: | 629607 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

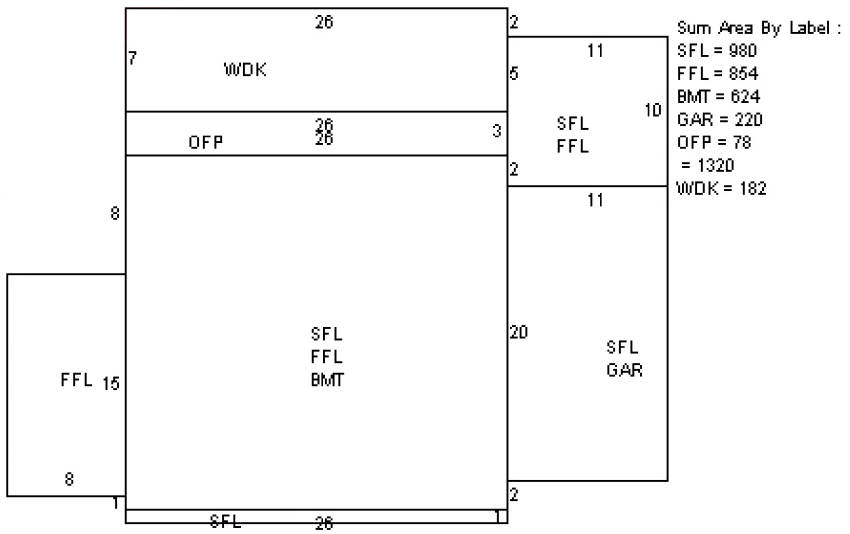
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2003 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | 1.00 | Before Depr: | 230.06 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 214.30 |
| Final Total: | 629600 | Val/Su SzAd | 343.29 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 980 | 190.130 | 186,328 |
| FFL | First Floor | 854 | 190.130 | 162,371 |
| BMT | Basement | 624 | 84.850 | 52,944 |
| GAR | Garage | 220 | 30.370 | 6,682 |
| WDK | Deck | 182 | 13.240 | 2,410 |
| OFP | Open Porch | 78 | 43.380 | 3,383 |

| Net Sketched Area: | 2,938 | Total: | |
|---|---|---|---|
| Size Ad | 1834 | Gross Are | 4258 | FinArea | 2302 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 75 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 019.0-0003-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 5X12 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|